



Spring Avenue, Hampton Vale, Peterborough
£380,000 Freehold

**Sharman
Quinney**

Key Features



- ** NO CHAIN **
- Four Bedroom Detached House on a Corner Plot
- Study
- Utility Room
- Lounge on The First Floor

As you step inside, you'll be greeted by an inviting hallway, leading you to the heart of the home. If you need to work from home there is a dedicated study with views over parkland, downstairs cloakroom and utility room, the spacious light and airy kitchen/family room offers a lovely space for all the family to enjoy together or for entertaining guests, with ample preparation and storage space for the chef in you.

As you go upstairs on to the first floor, you will find the lounge, a perfect room to relax and unwind in after a long day's work. If you have friends staying over, there is the guest bedroom room with jack and jill shower room.

As you go up on to the second floor, you'll find three bedrooms, with bedroom 1 having an en-



suite shower room and built-in wardrobes, bedrooms 2 and 3 also have built-in wardrobes, family bathroom.

Outside the property sits on a corner plot with views over parklands. There is a drive and carport to the side with gated access to the rear garden, offering a lovely space for the family to enjoy their get togethers.

Entrance Hall

Downstairs Cloakroom

Study

3.30m x 1.96m (10'10" x 6'05" ex bay)

Utility Room

1.91m x 1.23m (6'03" x 4'04")

Kitchen/Dining Room

7.21m x 5.38m kitchen area narrows to 3.28m
(23'08" x 17'08" kitchen area narrows to 10'09")

First Floor

Lounge

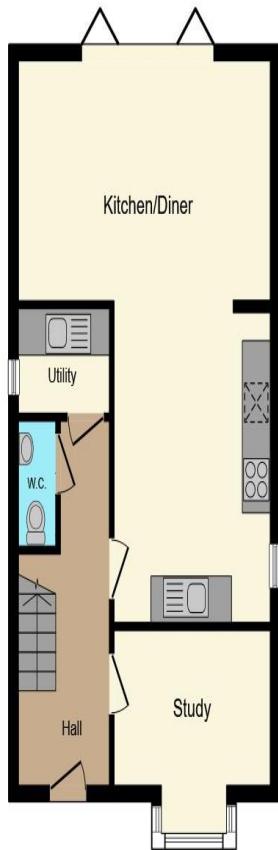
5.89m x 3.30m (19'04" x 10'10")

Guest Bedroom

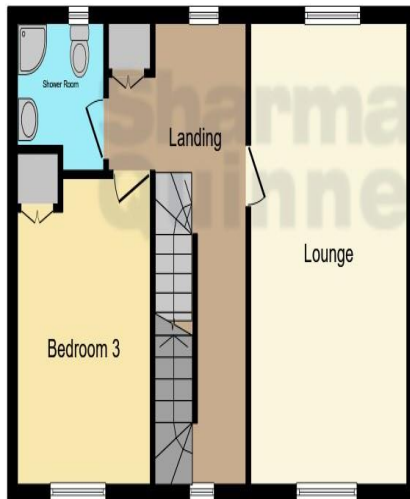
3.89m x 2.82m (12'09" x 9'03")

Jack and Jill Shower Room

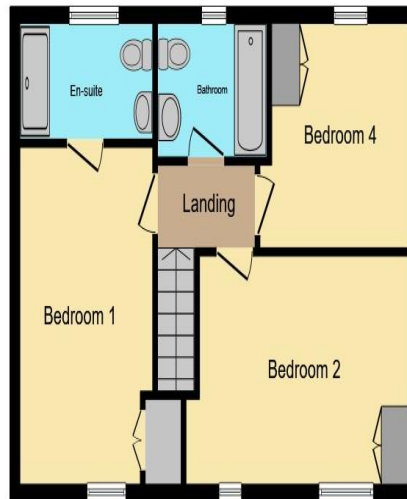




Ground Floor



First Floor



Second Floor

Stairs to Second Floor

Bedroom 1

4.39m x 2.90m (14'05" x 9'06")

En-suite

Bedroom 3

4.37m x 2.92m max ex stairwell (14'04" max ex stairwell x 9'07")

Bedroom 4

3.20m inc wardrobe x 2.90m (10'06" inc wardrobe x 9'06")

Family Bathroom

Outside the property is located on a corner plot with lovely views over park lands there is a driveway and carport to the side providing parking for two cars with gated access to the rear garden providing plenty of space for the family to enjoy together.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property call Sharman Quinney on:
01733 346111

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01733 346111

 50 Hargate Way, Hampton Hargate,
Peterborough, Cambridgeshire, PE7 8DS

 hampton@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: HAM203391 - 0003

